



City of Worcester

Planning Board Special Meeting Agenda

Monday, November 15, 2021 at 5:30 PM

Worcester City Hall
Esther Howland Chamber, 3rd Floor (Room 302), 455 Main Street

Board Members

Albert LaValley, *Chair*
Edward Moynihan, *Vice Chair*
Kevin Aguirre, *Clerk*
Conor McCormack

Contacting the Board's Office

The Planning and Regulatory Services
Division serves as the Board's staff.

Address: City Hall, 455 Main St, Room
404, Worcester, MA 01608
Hours: M-F, 8:30 am-5:00 pm
Phone: (508) 799-1400 x 31440
Email: planning@worcesterma.gov
Website: [www.worcesterma.gov/
planning-regulatory](http://www.worcesterma.gov/planning-regulatory)

The Planning Board is committed to ensuring that its public meetings are accessible to all. Should you require interpretation, auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please contact the Planning Division a minimum of 48 hours in advance of the scheduled meeting.

Our Mission

Planning & Regulatory Services

To provide credible, timely, and accessible data and analysis for decision-making and problem solving for land and programmatic development.

Division Staff

Stephen Rolle, ACDO
Michelle Smith, Chief Planner
Marisa Lau, Senior Planner
Stephen Cary, Planning Analyst
Michelle Johnstone, Preservation Planner
Brian Pigeon, Sr. Transportation Planner
Deborah Steele, Principal Staff Assistant
Susan Daly, Staff Assistant

Upcoming Meetings

December 1, 2021
December 22, 2021
January 12, 2022
February 2, 2022
February 23, 2022
March 16, 2022
April 6, 2022
April 27, 2022
May 18, 2022
June 8, 2022
June 29, 2022
July 20, 2022
August 10, 2022
August 31, 2022
September 21, 2022
October 12, 2022
November 2, 2022
November 30, 2022
December 21, 2022

This Worcester Planning Board meeting will be held **in-person** at the date, time and location listed above. Meeting attendees will additionally have options to participate remotely by joining online or by phone:

- Use the following link to join the meeting via computer
<https://cow.webex.com/meet/planningboardwebex> or
- **Call 415-655-0001 (Access Code: 160 171 4991)**

Note: If technological problems interrupt the virtual meeting component, the meeting will continue in-person.

Application materials may be viewed online at:

<http://www.worcesterma.gov/planning-regulatory/boards/planning-board>
or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Monday-Friday.

For more information concerning this meeting please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Please send **written comments**, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

Call to Order – 5:30 pm

Requests for Continuances, Extensions, Postponements, and Withdrawals

New Business

1. Arboretum Village Phase IV Subdivision – Bittersweet Boulevard, Snowberry Circle, & Indigo Circle Right-of-Ways and 0 (aka Lots 87 & 88) Bittersweet Boulevard, 0 (aka Lots 89L&R-96L&R) Snowberry Circle, 0 (aka Lots 106L&R & 107L&R) Indigo Circle (PB-2020-052)

- a. Public Hearing – Amendment to Definitive Subdivision Plan
- b. Public Meeting – Definitive Site Plan
- c. Surety
 - i. Request for extension of work completion date
 - ii. Request for surety reduction for Bittersweet Boulevard (0+15 to 8+71)
 - iii. Request to set amount and set form of surety for Snowberry Circle
 - iv. Request to release lots 87, 88, 89L&R-96L&R from the Restrictive Covenant
- d. Petition to Convert to Public – Sections of Bittersweet Boulevard (ST-2021-007)

2. 47R Fourth Street (PB-2020-072)

- a. Public Hearing – Special Permit to allow a Cluster Group of Single-Family Dwellings
- b. Public Meeting – Definitive Site Plan

3. 1103 Millbury Street (PB-2020-076)

- a. Public Meeting – Definitive Site Plan

New Business

- 4. The former Kendig Street ROW (between Attleboro Street and Clay Street); part of 11 Attleboro Street; Attleboro Street (from Glade Street +/- 700ft to Coonan Street); Coonan Street (from Attleboro Street west 75ft and east 75ft); Glade Street (from Attleboro Street west 50ft); Kendig Street (from Attleboro Street west 50ft); and Clay Street (at the intersection with the former Kendig Street ROW) (PB-2021-012)**
 - a. Public Meeting – 81-G Street Opening & G.R.O. Ch. 12 § 12 Private Street Improvements
 - b. Public Meeting – Definitive Site Plan
- 5. 4 & 14 Velander Street & the Velander Street Right-of-Way (PB-2021-064)**
 - a. Public Meeting – 81-G Street Opening
 - b. Public Meeting – Definitive Site Plan
- 6. 26, 33 (aka 23 Hermon Street & 4 Harris Court) & 39 Hermon Street & 9 Harris Court (PB-2021-070)**
 - a. Public Hearing –
 - i. Special Permit for AROD to allow a residential multi-family use
 - ii. Special Permit for AROD to modify the number of parking and loading spaces and dimensional requirements for parking facilities
 - b. Public Meeting – Definitive Site Plan
- 7. Natural History Drive Right of Way (PB-2021-072)**
 - a. Public Meeting – G.R.O. Ch. 12 § 12 Private Street Improvements
- 8. 11 (Lot A & Lot B) Sever Street (PB-2021-074)**
 - a. Public Meeting – Definitive Site Plan – Extension of Time
- 9. 700 Plantation Street (PB-2021-076)**
 - a. Public Hearing –
 - i. Amendment to Special Permit to allow expansion, alteration, change of pre-existing non-conforming uses within the Water Resource Protection Overlay District
 - ii. Amendment to Special Permit to allow more than 20% impervious surface within the Water Resource Protection Overlay District
- 10. 129 & 133 Granite Street (PB-2021-078)**
 - a. Public Hearing – Amendment to Definitive Plan – More than One Building on a Lot
 - b. Public Meeting – Amendment to Definitive Site Plan

Other Business

- 11. Approval Not Required (ANR) Plans(s)**
 - a. 44 & 46 Fourth Street (Public) (AN-2021-058)
 - b. 69 & 73 South Flagg Street (Public) (AN-2021-062)
 - c. 441 Grove Street (Public) (AN-2021-063)
 - d. 2 Aurora Street (Private) (AN-2021-064)
 - e. 133 Granite Street (Public) (AN-2021-066)
 - f. 85 (aka 83) Lamartine Street (Public) (AN-2021-068)
 - g. 231 Lake Ave (Public) (AN-2021-070)
 - h. 13 Blithewood Avenue & Blithewood Terrace (Public) (AN-2021-071)
 - i. Green Island Boulevard, 115 Madison Street, 28 & 26 Lamartine Street, 149 Washington Street, & Hermon Street (Public) (AN-2021-072)
 - j. 10 Clarence Street (Public) (AN-2021-073)

Other Business

12. Street Petitions

- a. Petition to Convert to Public – Kenyon Avenue (ST-2021-006)

13. Communication(s)

- a. Notice of a community outreach meeting regarding a proposed Adult Use Marijuana Product Manufacturer at 234 Southwest Cutoff; from High Thirst; received November 1, 2021.
- b. Letter regarding ANR Plans; from Westmont Hills Improvement Association; received October 27, 2021.

14. Discussion of Board Policies and Procedures

15. Approval of Minutes – 9/29/2021 & 10/20/2021

Adjournment